TRACT 62
IN OR 2296/1140
LEE STONER SHORES #3 UNR

CANESSA CYNTHIA L
54223 JANICE DR
CALLAHAN, FL 32011

2024

37-1N-25-296C-0062-0000

BUILDING CHARACTERISTICS

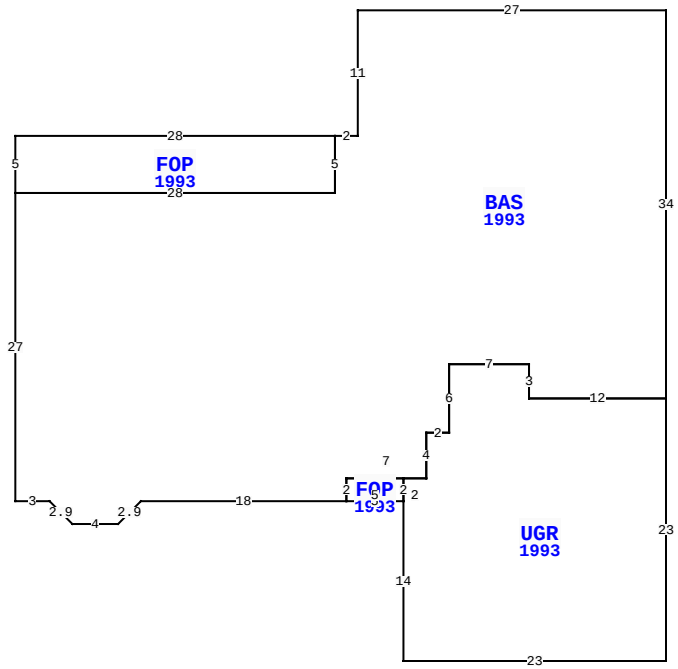
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,775	100	1,775	231,827
FOP	10	30	3	392
FOP	140	30	42	5,486
UGR	530	45	238	31,085
TOTALS	2,455		2,058	268,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,058	130.2000	162.75	334,940	1992	2000	0	0	0	19.75	80.25

1 SNGL FAM – 0% - 0 Heated Area: 1775 HX Base Yr



54223 JANICE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	268,789
TOTAL MARKET OB/XF VALUE	5,964
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	319,753
SOH/AGL Deduction	37,503
ASSESSED VALUE	282,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,250
TOTAL JUST VALUE	319,753
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8263	NEW CONSTR	74,100	07/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2296/1140	8/05/2019	WD	Q	I	01	240,000
GRANTOR: MIANO ANDREW J & SUSA						
GRANTEE: CANESSA CYNTHIA L						
0548/0818	7/25/1988	WD	Q	V		10,000
GRANTOR: STEEL DOUGLAS & L R						
GRANTEE: MIANO ANDREW & SUSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S11 W2 FOP=[YR=1993] W28 S5 E28 N5$ S5 W28 S27 E3 D2 R2 E4 R2 U2 E18 FOP=[YR=1993] E5 UGR=[YR=1993] S14 E23 N23 W12 N3 W7 S6 W2 S4 W2 S2$ N2 W5 S2$ N2 E7 N4 E2 N6 E7 S3 E12 N34$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	0	16	20	320.00	SF	35.00	35.00	100	1994	1994	3	20	2,240	
2	0812	CONCRETE C	0	0	0	0	1,369.00	SF	4.00	4.00	100	1994	1994	3	68	3,724	

LAND DESCRIPTION

TOTAL OB/XF 5,964

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0006	RM	217.00	308.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS